

Barbara Nelson
Chair

Phone (518) 279-7168
Fax (518) 270-4642



Planning Commission
NOTICE of PUBLIC HEARING

William Dunne
Commissioner

Phone (518) 279-7166
Fax (518) 270-4642

Notice is hereby given that the Planning Commission of the City of Troy, New York will conduct a public hearing on **Thursday April 12, 2012 at 6:00 P.M.** in the 2nd Floor Conference Room A of City Hall in order to hear and decide on proposals for development as follows:

PC2012-0012 Site Plan Review of a proposal to occupy a vacant building with a pool hall and sushi bar. Project location is 2312 15th Street, a B-2 Zone, ID 101.40-2-13. Applicant is Xue Xin Lin, 61 main Ave, Wynantskill, NY 12198.

PC2012-020 SEQRA and Site Plan Review of a proposal to subdivide a lot and construct 2 single family homes. Project location is 58 Brookview Ave, an R-2 Zone, ID 112.83-3-18.111. Applicant is Kevin Vandenburg, 430 9th Ave, Troy, NY 12182.

PC2012-021 Site Plan Review of a proposal to occupy a vacant storefront with a take out restaurant. Project location is 40 Fourth Street (409 Fulton Street), a B-4 Zone, ID 101.45-7-1. Applicant is Don Crall, 219 7th Ave, Watervliet, NY 12189.

PC2012-022 Site Plan Review of a proposal to occupy a former bus garage / terminal with a retail / office space and vehicle / equipment storage. Project location is 825 5th Ave, a B-3 Zone, ID 80.33-1-4. Applicant is Joseph Passinello, 431 4th Ave, Troy, NY 12182

PC2012-023 Site Plan Review of a proposal to occupy a vacant auto sales shop with a pizza shop. Project location is 848 Second Ave, a B-3 Zone, ID 80.24-4-1. Applicant is Keith Cramer for Inferno Pizzeria, 95 Hurst Ave, Albany, NY 12208.

PC2012-024 Site Plan Review of a proposal to renovate the façade of an existing building. Project location is 660 River Street, a B-5 Zone, ID 90.78-4-34. Applicant is Paul Donnelly, 25 Jefferson Street, Troy, NY 12180

PC2012-025 Site Plan Review of a proposal to occupy a residential facility with a community advocacy center. Project location is 131 Sixth Ave, a R-4 Zone, ID90.39-5-19. Applicant is Start Children's Center, 76 Pawling Ave, Troy, NY 12180.

PC2012-026 Site Plan Review of a proposal to construct a 40 x 60 building to house a pump repair business. Project location is 2641 6th Ave, a B-5 Zone, ID 101.22-3-7. Applicant is Eleanor Ochoa, 520 McChesney Ave, Troy, NY 12180.

Should any unforeseen events occur, any of the proposals noted herein may not be reviewed at said hearing. Any proposals previously tabled by the Commission may be reviewed at this hearing without benefit of public notice. Any other proposals reviewed by the Commission at this hearing will receive publication in this newspaper at least five days prior to the hearing date.

Auxiliary aids and services are available for individuals or groups with disabilities. Please provide one-week advance notice for such service. For information contact the Troy Planning Department at 279-7168. Any person having interest in the above matters will be heard at said time and place.
Planning Commission of the City of Troy, New York

Staff Report # PC2012-012

Applicant: Xue Xin

Project Summary:

PC2012-0012 Site Plan Review of a proposal to occupy a vacant building with a pool hall and sushi bar. Project location is 2312 15th Street, a B-2 Zone, ID 101.40-2-13. Applicant is Xue Xin Lin 61 main Ave Wynantskill NY, 12198.

SEQRA : Pursuant to 6 N.Y.C.R.R. Part 617, the described proposal is subject to the State Environmental Quality Review Act and is classified as an Unlisted action. The applicant has completed an Environmental Assessment Form (E.A.F.), and based upon the submission of an EAF adequate information is available to determine that no significant impacts are likely to occur as a result of this proposal. No Federal agencies are involved; no other agencies are known to be involved.

Prior Planning Board Action

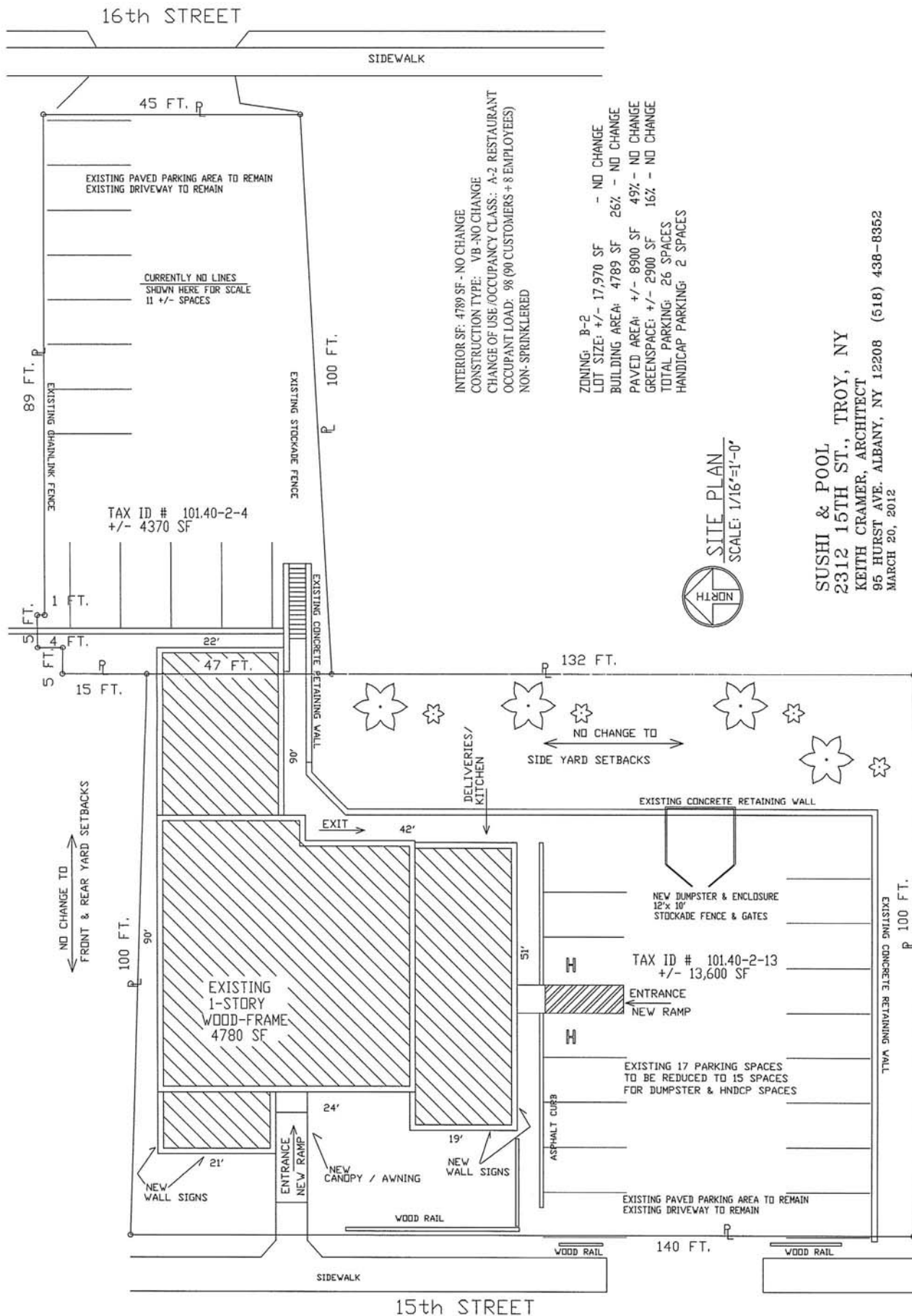
Prior Zoning Board

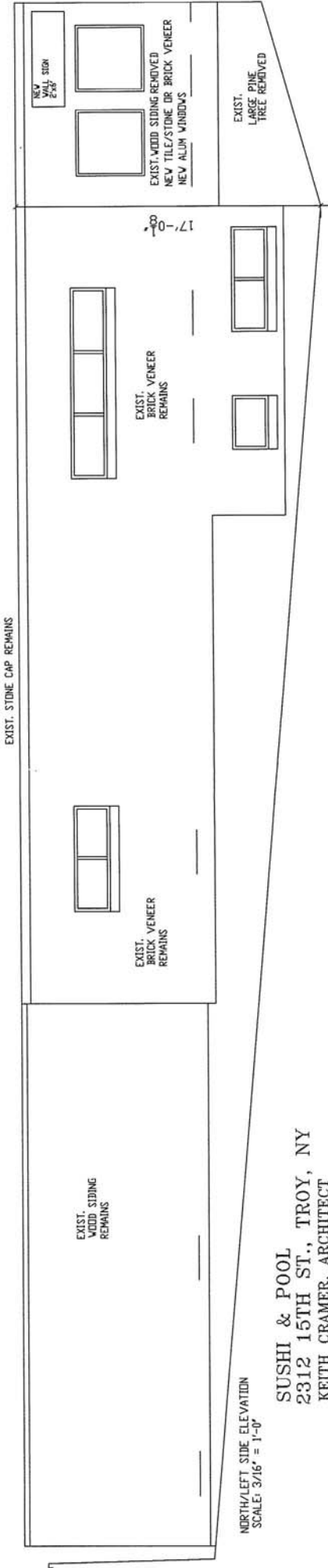
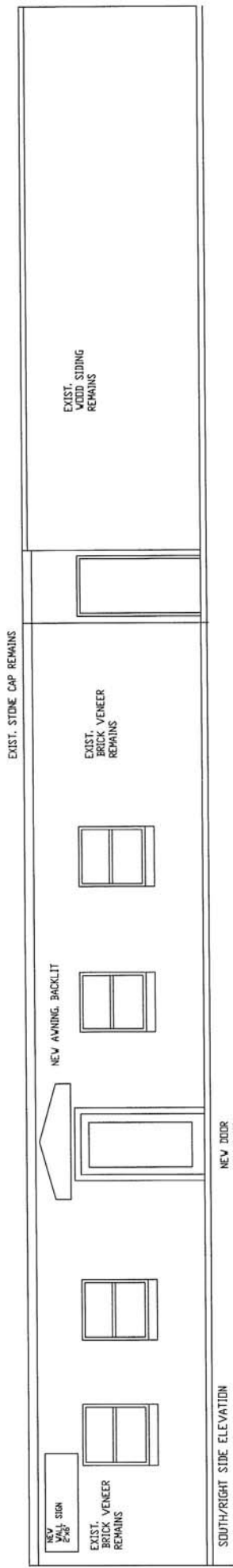
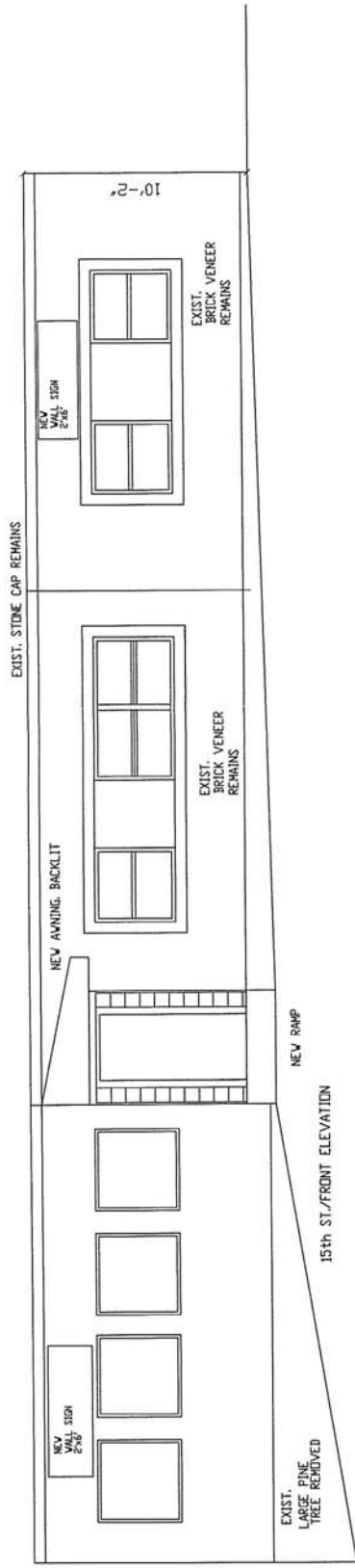
Site Design Review:

The applicant proposes to occupy a former doctors office with a pool bar and sushi bar. Applicant proposes 7 tables and seating for 25 persons. The applicant provides 30 off street parking spaces.

Stipulations

All projects approved are to be reviewed in accordance with the 2010 NYS Building Code, NYS Fire Code and all other applicable codes.





NORTH/LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

SUSHI & POOL
2312 15TH ST., TROY, NY
KEITH CRAMER, ARCHITECT
95 HURST AVE. ALBANY, NY 12208 (518) 438-8352
MARCH 20, 2012



Staff Report # PC2012-020

Applicant: Kevin Vandenburg

Project Summary:

PC2012-020 SEQRA and Site Plan Review of a proposal to subdivide a lot and construct 2 single family homes. Project location is 58 Brookview Ave, an R-2 Zone, ID 112.83-3-18.111. Applicant is Kevin Vandenburg, 430 9th Ave, Troy, NY 12182.

SEQRA : Pursuant to 6 N.Y.C.R.R. Part 617, the described proposal is subject to the State Environmental Quality Review Act and is classified as an Unlisted action. The applicant has completed an Environmental Assessment Form (E.A.F.), and based upon the submission of an EAF adequate information is available to determine that no significant impacts are likely to occur as a result of this proposal. No Federal agencies are involved; no other agencies are known to be involved.

Prior Planning Board Action

Prior Zoning Board Major Area Variance for setbacks approved April 2012

Site Design Review:

The applicant proposes to subdivide a lot into 2 parcels and construct 2 single family homes. The newly created lots conform to the R-2 Zoning lot characteristics for size, density and front building line width.

The neighborhood consists of a variety of housing stocks including 1 and 2 family homes and duplexes.

The parcel is not in a designated flood area per NYS DEC and will not require a wetlands permit.

Stipulations

All projects approved are to be reviewed in accordance with the 2010 NYS Building Code, NYS Fire Code and all other applicable codes.





Staff Report # PC2012-021

Applicant: Don Crall

Project Summary:

PC2012-021 Site Plan Review of a proposal to occupy a vacant storefront with a take out restaurant. Project location is 40 Fourth Street (409 Fulton Street), a B-4 Zone, ID 101.45-7-1. Applicant is Don Crall, 219 7th Ave, Watervliet, NY 12189.

SEQRA : Pursuant to 6 N.Y.C.R.R. Part 617, the described proposal is subject to the State Environmental Quality Review Act and is classified as an Unlisted action. The applicant has completed an Environmental Assessment Form (E.A.F.), and based upon the submission of an EAF adequate information is available to determine that no significant impacts are likely to occur as a result of this proposal. No Federal agencies are involved; no other agencies are known to be involved.

Prior Planning Board Action

Prior Zoning Board

Site Design Review:

The applicant proposes to occupy a vacant restaurant, most recently *Baby Bad Ass Burrito*, with *Little D's Fast Food*.

Hours of operation Monday – Saturday 10AM – 10PM

Signage to be affixed to storefront window.

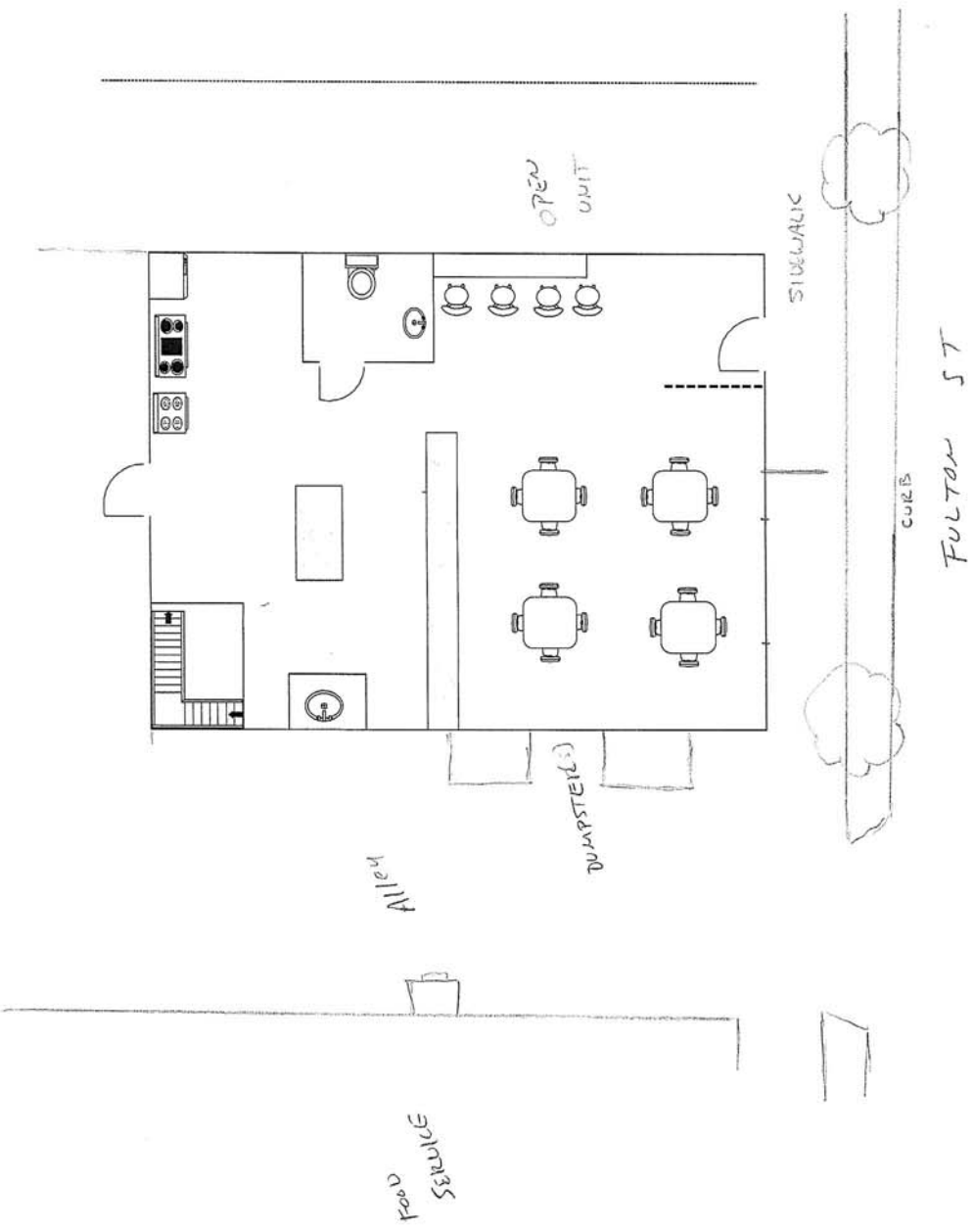
Stipulations

Signage shall conform to Historic District Regulation

Kitchen subject to State Building Code Regulations. The applicant shall submit plans from a NYS design professional for commercial hood and ventilation system.

The applicant shall agree to storage of materials / vehicles / goods/ etc., will occur in the main building. Storage of such materials in the paved areas is prohibited.

All projects approved are to be reviewed in accordance with the 2010 NYS Building Code, NYS Fire Code and all other applicable codes.



Staff Report # PC2012-022

Applicant: Joseph Passinello

Project Summary:

PC2012-022 Site Plan Review of a proposal to occupy a former bus garage / terminal with retail / office space and vehicle / equipment storage. Project location is 825 5th Ave, a B-3 Zone, ID 80.33-1-4. Applicant is Joseph Passinello, 431 4th Ave, Troy, NY 12182

SEQRA : Pursuant to 6 N.Y.C.R.R. Part 617, the described proposal is subject to the State Environmental Quality Review Act and is classified as an Unlisted action. The applicant has completed an Environmental Assessment Form (E.A.F.), and based upon the submission of an EAF adequate information is available to determine that no significant impacts are likely to occur as a result of this proposal. No Federal agencies are involved; no other agencies are known to be involved.

Prior Planning Board Action

Prior Zoning Board

Site Design Review:

The applicant proposes to occupy the vacant First Student bus terminal with a dumpster roll off business office, equipment storage and thrift store.

The covered bus terminal will be utilized as covered storage for roll offs and company vehicles. (5 trailers, 1 truck) The office space fronting 5th Ave will be utilized for business office, central operations and a thrift (second hand) store, generally household items.

The applicant will install a 6' privacy fence to shield use from adjacent residential uses.

Signage to conform to district regulations and will be affixed to the building.

Hours of operation – Monday – Saturday 9Am – 5PM.

Stipulations

The applicant shall agree to no filled dumpster units to be stored on site.

Applicant shall fix all broken glass windows and doors.

All projects approved are to be reviewed in accordance with the 2010 NYS Building Code, NYS Fire Code and all other applicable codes.



Joey Junk Site Plan

Install Fence

Vehicle Storage

Retail

123rd

5th

Communication Installers

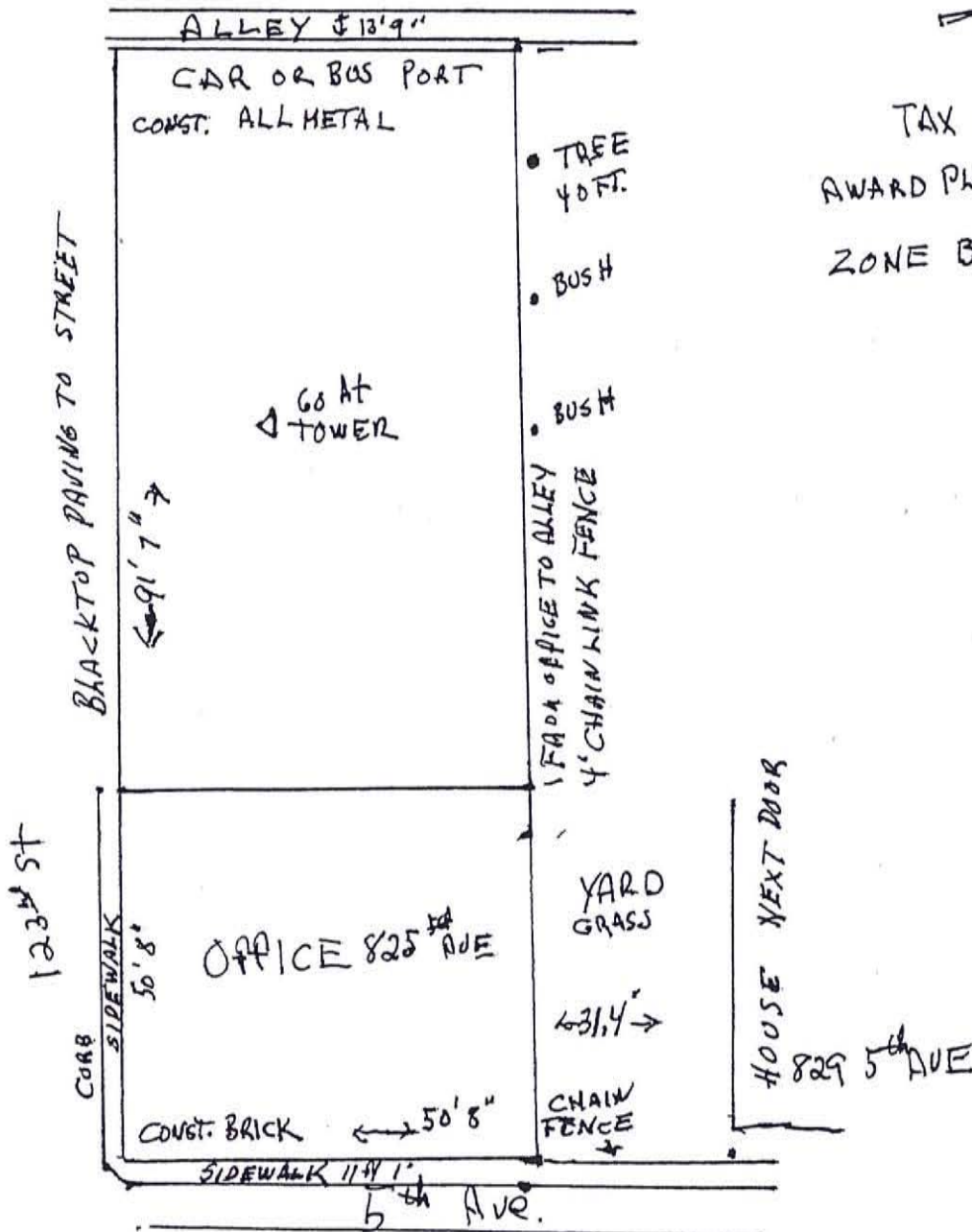
- TWO-WAY RADIO SYSTEMS INSTALLATION
- TOWER SALES, CONSTRUCTION & MAINTENANCE

AUG 22, 1991

PROPERTY { USED }
{ OWNED } BY
NATIONAL SCHOOL BUS

— o — NORTH

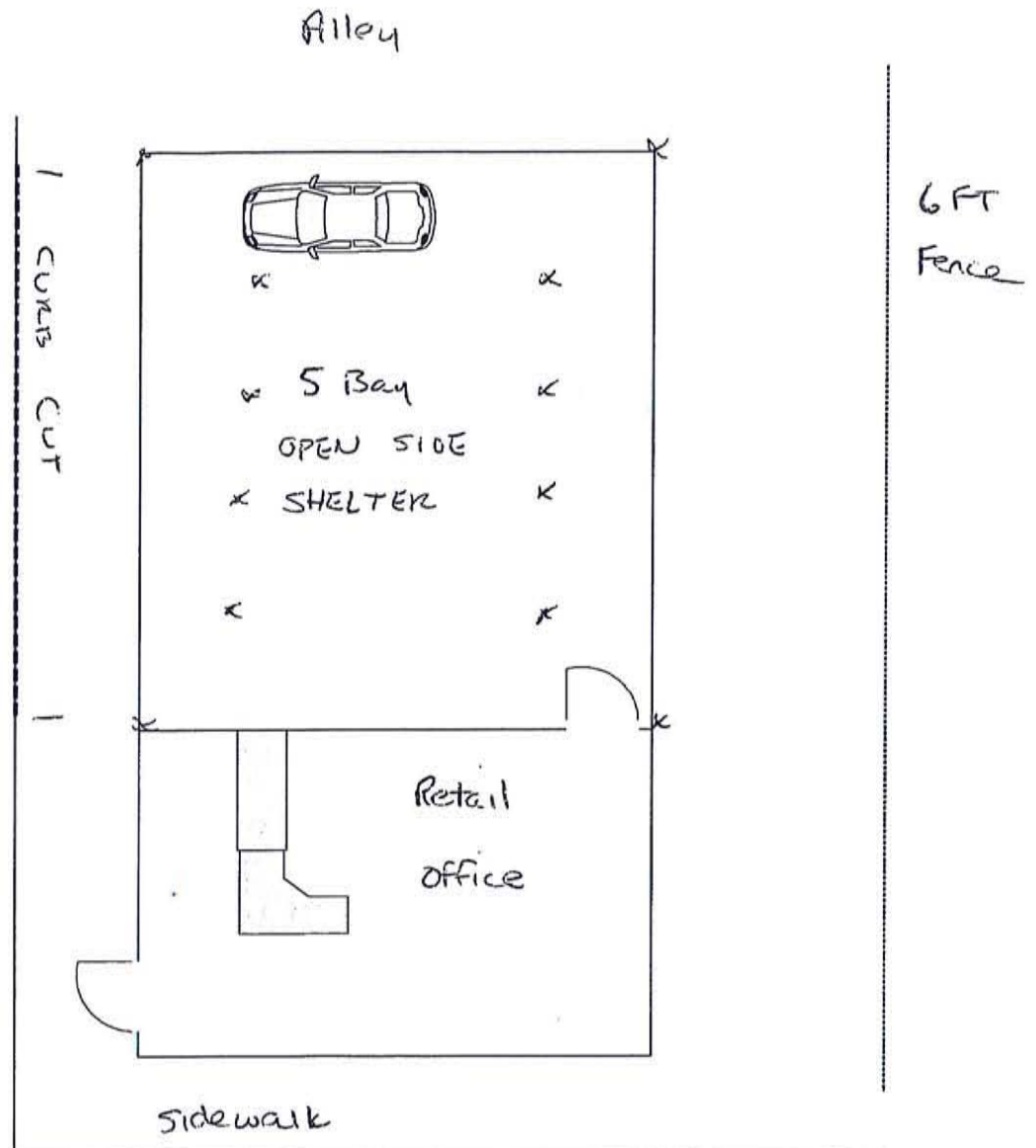
TAX MAP I D # 8033-1-4
AWARD PLATE # 17-541
ZONE B3



• FIRE PLUG

SCALE 1" = 25'±





Repair / Replace windows



Staff Report # PC2012-023

Applicant: Keith Cramer (Architect for Inferno Pizzeria)

Project Summary:

PC2012-023 Site Plan Review of a proposal to occupy a vacant auto sales shop with a pizza shop. Project location is 848 Second Ave, a B-3 Zone, ID 80.24-4-1. Applicant is Keith Cramer for Inferno Pizzeria, 95 Hurst Ave, Albany, NY 12208.

SEQRA : Pursuant to 6 N.Y.C.R.R. Part 617, the described proposal is subject to the State Environmental Quality Review Act and is classified as an Unlisted action. The applicant has completed an Environmental Assessment Form (E.A.F.), and based upon the submission of an EAF adequate information is available to determine that no significant impacts are likely to occur as a result of this proposal. No Federal agencies are involved; no other agencies are known to be involved.

Prior Planning Board Action

Prior Zoning Board

Site Design Review:

The applicant proposes to occupy a vacant commercial building with a pizza shop, Inferno Pizzeria. Exterior modifications include addition of a dumpster and enclosure to the rear of the building. , installation of a new window on the north wall to match existing west wall window. Overhead door will remain. A screen door and wall will be added. The building will be scraped and repainted. The addition of 2 signs (affixed to building) is also proposed. Signs to meet Zoning Ordinance requirements.

Hours of Operation:

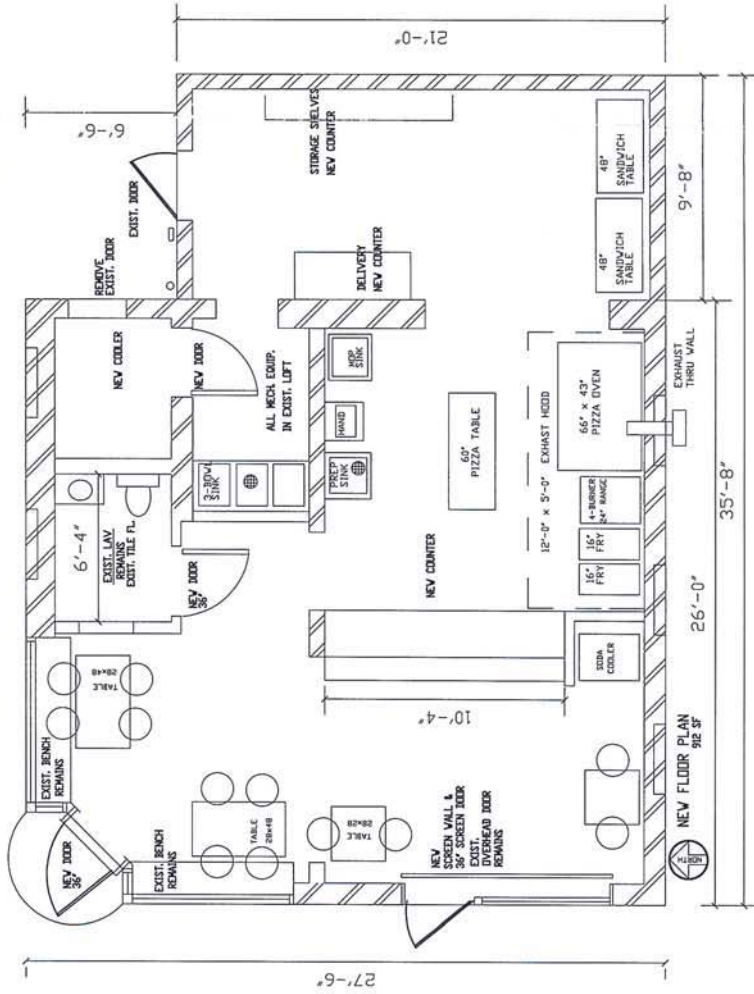
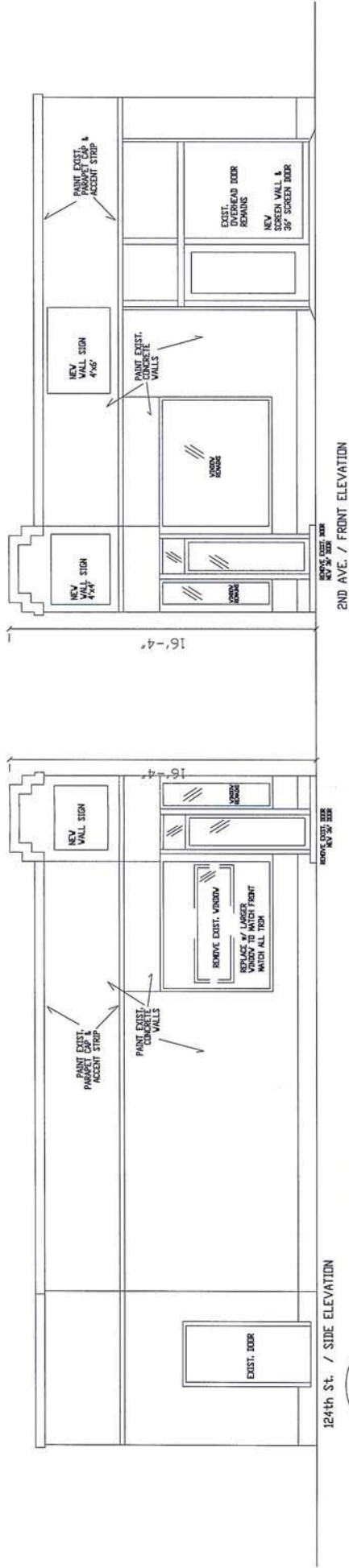
Sun-Mon:11:00am-10:00pm

Tues - Sat: 11:00 am-11:00 pm

Business Name *Inferno Pizzeria*

Stipulations

All projects approved are to be reviewed in accordance with the 2010 NYS Building Code, NYS Fire Code and all other applicable codes.



INFERNO PIZZA
848 2nd AVE., TROY, NY
KEITH CRAMER, ARCHITECT
95 HURST AVE. ALBANY, NY 12208
SCALE: 3/16"=1'-0" MARCH 20, 2012



Staff Report # PC2012-024

Applicant: Paul Donnelly

Project Summary:

PC2012-024 Site Plan Review of a proposal to renovate the façade of an existing building. Project location is 660 River Street, a B-5 Zone, ID 90.78-4-34. Applicant is Paul Donnelly, 25 Jefferson Street, Troy, NY 12180

SEQRA : Pursuant to 6 N.Y.C.R.R. Part 617, the described proposal is subject to the State Environmental Quality Review Act and is classified as an Unlisted action. The applicant has completed an Environmental Assessment Form (E.A.F.), and based upon the submission of an EAF adequate information is available to determine that no significant impacts are likely to occur as a result of this proposal. No Federal agencies are involved; no other agencies are known to be involved.

Prior Planning Board Action

Prior Zoning Board

Site Design Review:

Alterations and modifications to commercial storefronts require Planning Commission Approval. The board is required to determine if the façade improvements fit into the streetscape and building stock in the surrounding neighborhood. Will the proposed improvements compliment the neighborhood or deter from the surrounding buildings.

The applicant proposes to renovate the façade of an existing structure at 660 River Street. The applicant proposes exterior wall tiles (8x10) to be placed over existing brick façade.

Stipulations

The applicant shall agree to storage of materials / vehicles / goods/ etc., will occur in the main building. Storage of such materials in the paved areas is prohibited.

All projects approved are to be reviewed in accordance with the 2010 NYS Building Code, NYS Fire Code and all other applicable codes.

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CARRIAGE HOUSE WALL TILE

American Olean

Brand: American Olean
 Style Name: CARRIAGE HOUSE WALL TILE
 Style Number: 1230
 Number of Color(s) Available: 4

Specifications

Type/Application	Wall Tile
Sizes Available	6x6, 8x10
Indoor/Outdoor	Outdoor
Rectified	No

Colors Available

CANVAS

STRAW

SADDLE

BUCKSKIN

Related Products

CARRIAGE HOUSE UNIVERSAL STONE CORNER
 American Olean

Available in 1 Color

CARRIAGE HOUSE QUARTER ROUND CORNER - UC106
 American Olean

Available in 4 Colors

CARRIAGE HOUSE QUARTER ROUND - A106
 American Olean

Available in 4 Colors

CARRIAGE HOUSE GLAZED CHAIR RAIL - 38CR
 American Olean

Available in 3 Colors



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Area of Facade Improvements

RIVER ST

N 1ST ST

5TH AV



Staff Report # PC2012-025

Applicant: Start Children's Center

Project Summary:

PC2012-025 Site Plan Review of a proposal to occupy a residential facility with a community advocacy center. Project location is 131 Sixth Ave, an R-4 Zone, ID 90.39-5-19. Applicant is Start Children's Center, 76 Pawling Ave, Troy, NY 12180.

SEQRA : Pursuant to 6 N.Y.C.R.R. Part 617, the described proposal is subject to the State Environmental Quality Review Act and is classified as an Unlisted action. The applicant has completed an Environmental Assessment Form (E.A.F.), and based upon the submission of an EAF adequate information is available to determine that no significant impacts are likely to occur as a result of this proposal. No Federal agencies are involved; no other agencies are known to be involved.

Prior Planning Board Action

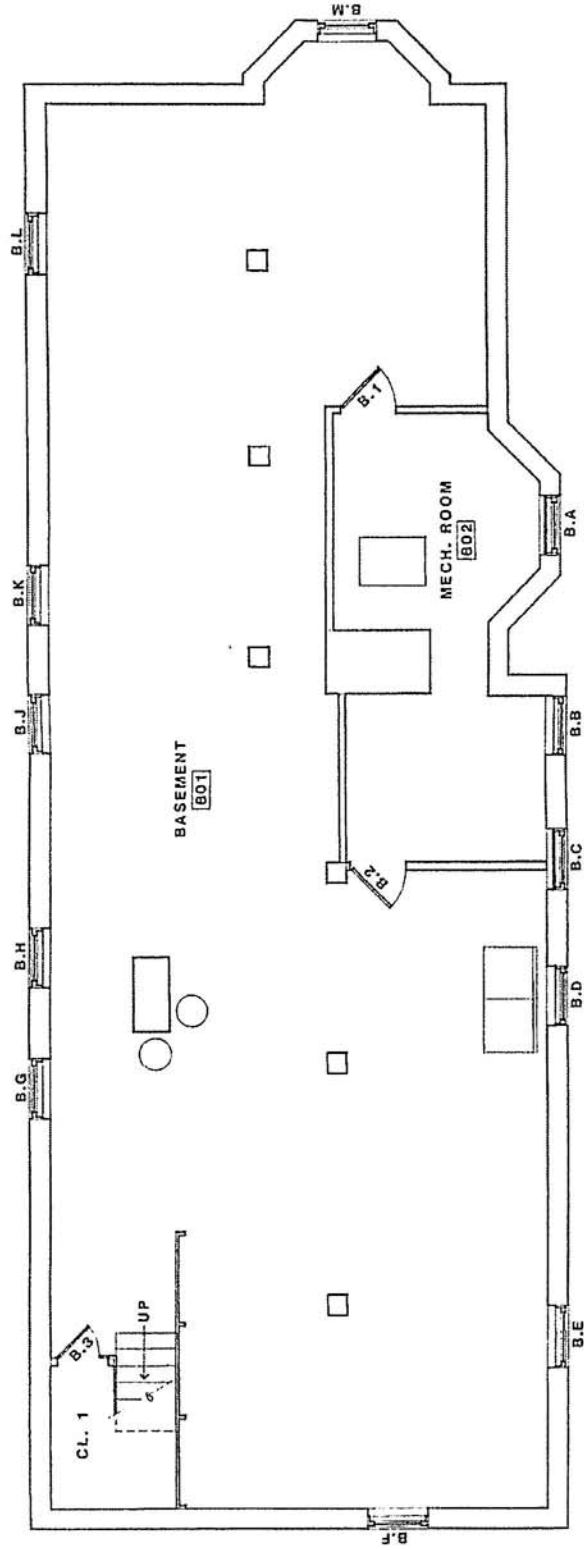
Prior Zoning Board Major Area Variance and Use Variance granted April 2012.

Site Design Review:

The applicant proposes to occupy an existing non for profit facility (ARC) with Children's Start Center, a non for profit advocacy center offering services to children who have experienced trauma. The operation currently exists at 76 Pawling Avenue. The new location will allow for expanded services and an owner occupied property.

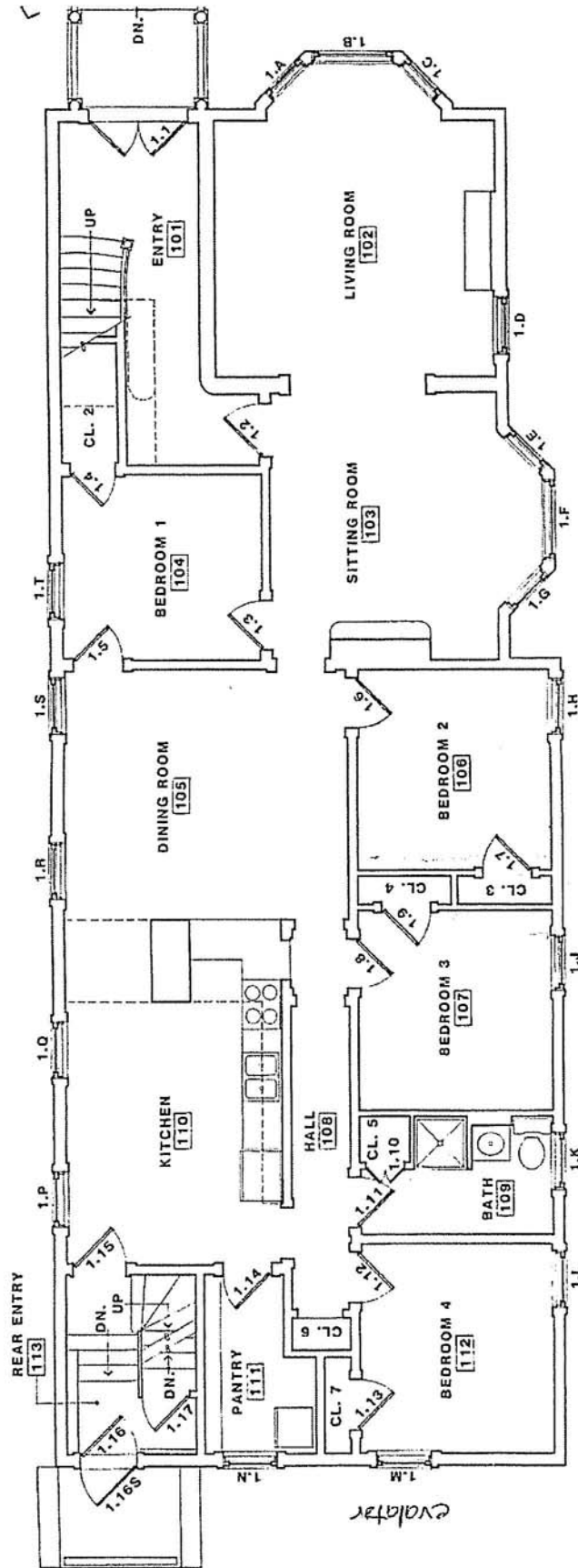
Stipulations

All projects approved are to be reviewed in accordance with the 2010 NYS Building Code, NYS Fire Code and all other applicable codes.




BASEMENT PLAN

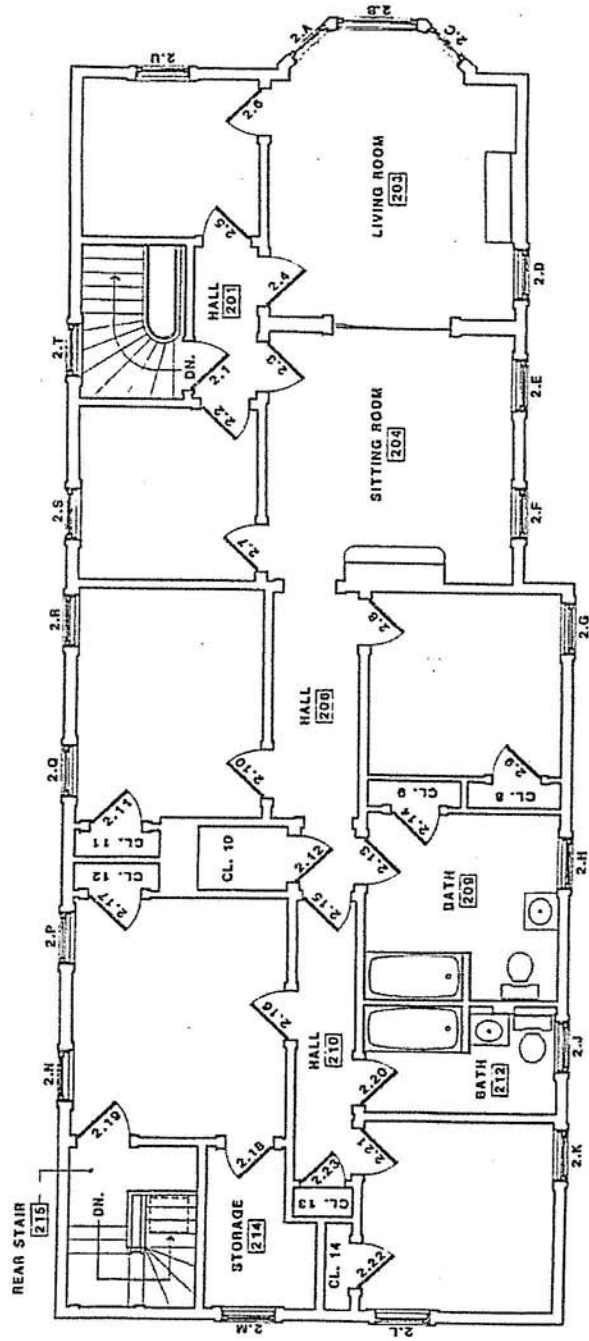




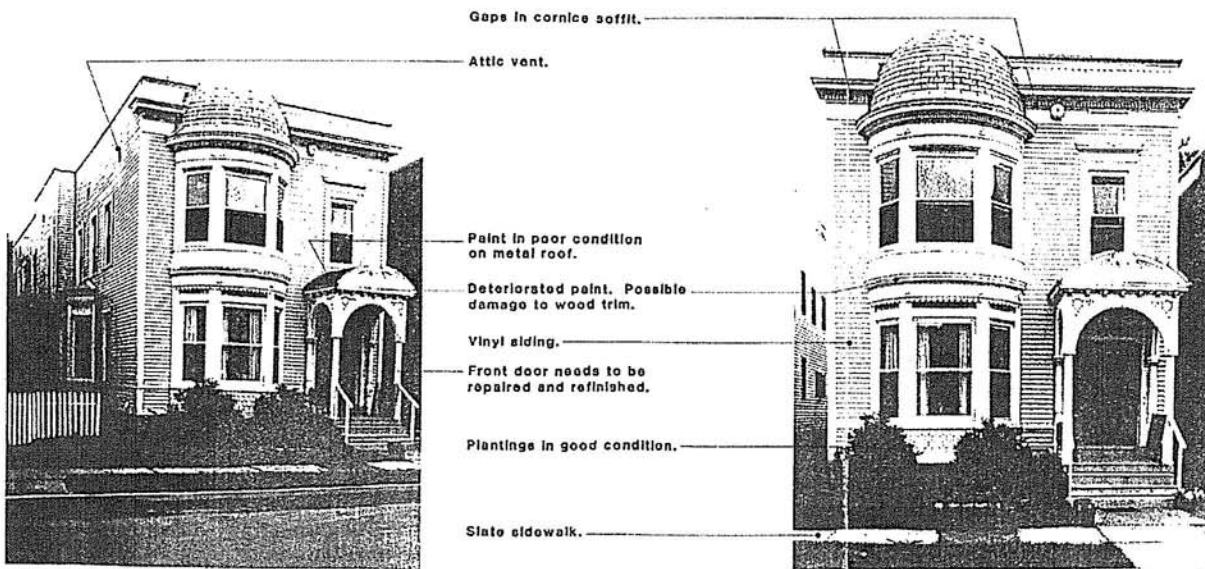
FIRST FLOOR PLAN



	Home Survey and Assessment for Rensselaer Co. ARC <small>297 Kew-Forest Avenue, Albany, NY 12245</small>		131 6th Avenue Troy, New York		Second Floor Plan	
	Revisions		2/08/04 By RDC Inc. Dwg. No.		3	



SECOND FLOOR PLAN



Left Side / Front Elevation

Front Elevation



Attic vents.

Roof overflow scupper.

Parging and exterior foundation
brick in poor condition on all sides.

Concrete block patio in
poor condition.

Concrete walk in fair condition.

Right Side / Rear Elevation



Rear / Left Side Elevation



5TH AVE

6TH AVE

102ND ST

Staff Report # PC2012-026

Applicant: Eleanor Ochoa

Project Summary:

PC2012-026 Site Plan Review of a proposal to construct a 40 x 60 building to house a pump repair business. Project location is 2641 6th Ave, a B-5 Zone, ID 101.22-3-7. Applicant is Eleanor Ochoa, 520 McChesney Ave, Troy, NY 12180.

SEQRA : Pursuant to 6 N.Y.C.R.R. Part 617, the described proposal is subject to the State Environmental Quality Review Act and is classified as an Unlisted action. The applicant has completed an Environmental Assessment Form (E.A.F.), and based upon the submission of an EAF adequate information is available to determine that no significant impacts are likely to occur as a result of this proposal. No Federal agencies are involved; no other agencies are known to be involved.

Prior Planning Board Action

Prior Zoning Board

Site Design Review:

The applicant proposes to purchase a city owned parcel 80' x 125' and construct a 40' x 60' steel prefab building to house a pump and electric motor repair shop, *Rico's Pump Service and Electric Motor Repair*. Initially the operations will not have a retail component but is planned within the next 2 years. The applicant will utilize the existing curb cut on 6th Ave to enter a paved parking service and overhead door. A fence will be installed to the rear of the property. The applicant proposed lawn/green space around the building and will plant trees across the front of the property. The applicant proposes to construct a 3 foot brick wall across the front of the property for aesthetic reasons. The use conforms to the B-5 Zone and the current direction 6th Ave in that block has moved in. Adjacent similar uses include Trojan Energy, Troy Boiler, Johnston Supply, McBain Electric, John Ray and Sons, and Gendrons Truck Center.

Total private investment into the vacant parcel is approximately \$100,000 including building / landscape and acquisition costs.

Stipulations

The applicant shall agree to storage of materials / vehicles / goods/ etc., will occur in the main building. Storage of such materials in the paved areas is prohibited.

All projects approved are to be reviewed in accordance with the 2010 NYS Building Code, NYS Fire Code and all other applicable codes.



EARL ST

EXISTING

EXISTING

RENSSELAER ST

New 6' Fence
w gate

40x60

3' brick wall
EXISTING
CURB
CUT

STRAV

Typ
green



520 McChesney Ave. Ext.
Troy, New York 12180
518-279-4218
info@ricosservice.com

March 30, 2012

Mr. Vic Christopher
Economic Development Coordinator
City of Troy
1776 Sixth Avenue
Troy, New York 12180

Re: 101.22-3-7, 2641 Sixth Avenue, Troy, New York

Dear Mr. Christopher,

Thank for you for your assistance in locating property in the City of Troy suitable for our business. We sincerely appreciate your responsiveness and interest in helping us move to the City. We are writing to express our interest in purchasing the above referenced property through private sale.

As we discussed, we have been operating our business out of our home in The Town of Brunswick for the past six years. Our primary business is pump and electric motor repair for commercial and municipal customers including the Village of Green Island and the Town of East Greenbush.

We propose to purchase the above referenced property for a sum of \$2,000 (two thousand dollars) to construct a 40 by 60 foot steel building on slab that will serve as our primary business location. The building will cost us approximately \$75,000 (seventy five thousand) to construct. We have the funds in hand to purchase the property and complete the building. We anticipate having two full-time employees to start and are likely to increase that number within a few years. Although we will not immediately have a retail component, we anticipate adding retail services within a year or two.

If selected to purchase this property and construct the attached building, we plan to move quickly to procure the building components, prepare the site, and begin construction. We hope to move in before this summer.

We look forward to hearing back from you and will be available at your earliest convenience to provide additional information about our plans and discuss the next steps of the process.

Sincerely,

A handwritten signature in dark ink, appearing to be "J. Enrique Montiel-Ochoa".

J. Enrique Montiel-Ochoa
Partner

A handwritten signature in dark ink, appearing to be "Eleanor Montiel-Ochoa".

Eleanor Montiel-Ochoa
Partner



ALLIED STEEL
BUILDINGS
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PROJECT NAME/NUMBER:

Rico's Pump Service

DATE:

03/29/12

Page 1 of 2

PROJECT SITE LOCATION

City: Troy
State: New York
County: Rensselaer

CONTACT INFORMATION

Name: Enrique Montiel
Phone: (518)496-5128
Email: enrique@ricoservice.com

BUILDING CODES

NYBC 2010

Wind: 90mph Exposure: B
Ground Snow: 40psf Soil Class: D
Live Load: 20psf Collateral load: 0.5
Seismic Value — SS: 0.232 S1: 0.069
Occupancy: II - Normal

BUILDING SPECS

Width: 40'-0"
Length: 60'-0"
Eave Height: 14'-0"
Roof Pitch: 2:12
Roof Type: Gable

GIRT CONDITIONS

	Exterior	Outlet	Flush
EWB:	<u>8"</u>		
EWD:	<u>8"</u>		
SWA:	<u>8"</u>		
SWC:	<u>8"</u>		

PURLINS

as per Design

BUILDING DETAILS

ENDWALL FRAMING

	Beam & Column	Hot Rolled	Rigid Frame	Expandable Frame
EWB:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EWD:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

FRAME TYPE

SWA: ☒ Tapered
☐ Straight
SWC: ☒ Tapered
☐ Straight

ENDWALL COLUMN SPACING

EWB: as per Design
EWD: as per Design

SIDEWALL BAY SPACING

MIXED

MODULE SPACING

☒ Clear Span
☐ Interior Support Columns
Column Spacing

BRACING

	1-Tier X-Brace	2-Tier X-Brace	3-Tier X-Brace	Bearing Frame	Portal Frame	Roof Tie-Back
EWB:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EWD:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SWA:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SWC:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SIGNATURE® 208 | Silikonized Polyester

For White & Light Colors



SIGNATURE® 208 | Low Gloss Colors | Kynar 500® | Hylar 5000®



	Finish:	Color:
Roof Panel:	<u>Galvalume</u>	<u>To Be Determined</u>
Wall Panel:	<u>Signature 208</u>	<u>To Be Determined</u>
Eave Panel:	<u>Signature 208</u>	<u>To Be Determined</u>
Gable Flash:	<u>Signature 208</u>	<u>To Be Determined</u>
Corner Flash:	<u>Signature 208</u>	<u>To Be Determined</u>
Gutters:	<u>Signature 208</u>	<u>To Be Determined</u>
Downspouts:	<u>Signature 208</u>	<u>To Be Determined</u>
All Other Flash:	<u>Signature 208</u>	<u>To Be Determined</u>

ACCESSORIES

Walk Doors: (2) typeM 3070
Framed Openings: (1) 16'-0" x 12'-0"
Overhead Doors: N/A
Gutters & Downspouts: ☐ Yes ☒ No
Insulation Package: ☐ Yes ☒ No

ROOF PANEL

Gauge: 26

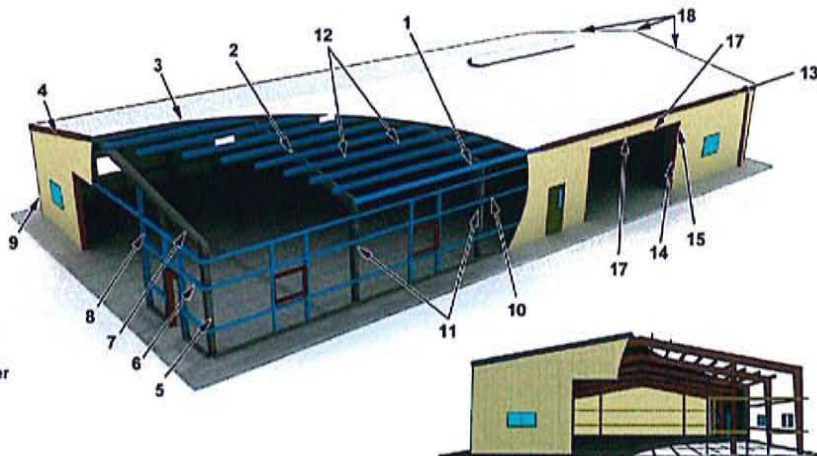
☒ PBR ☐ Standing Seam
☐ Thermal (insulated) ☐ None

WALL PANEL

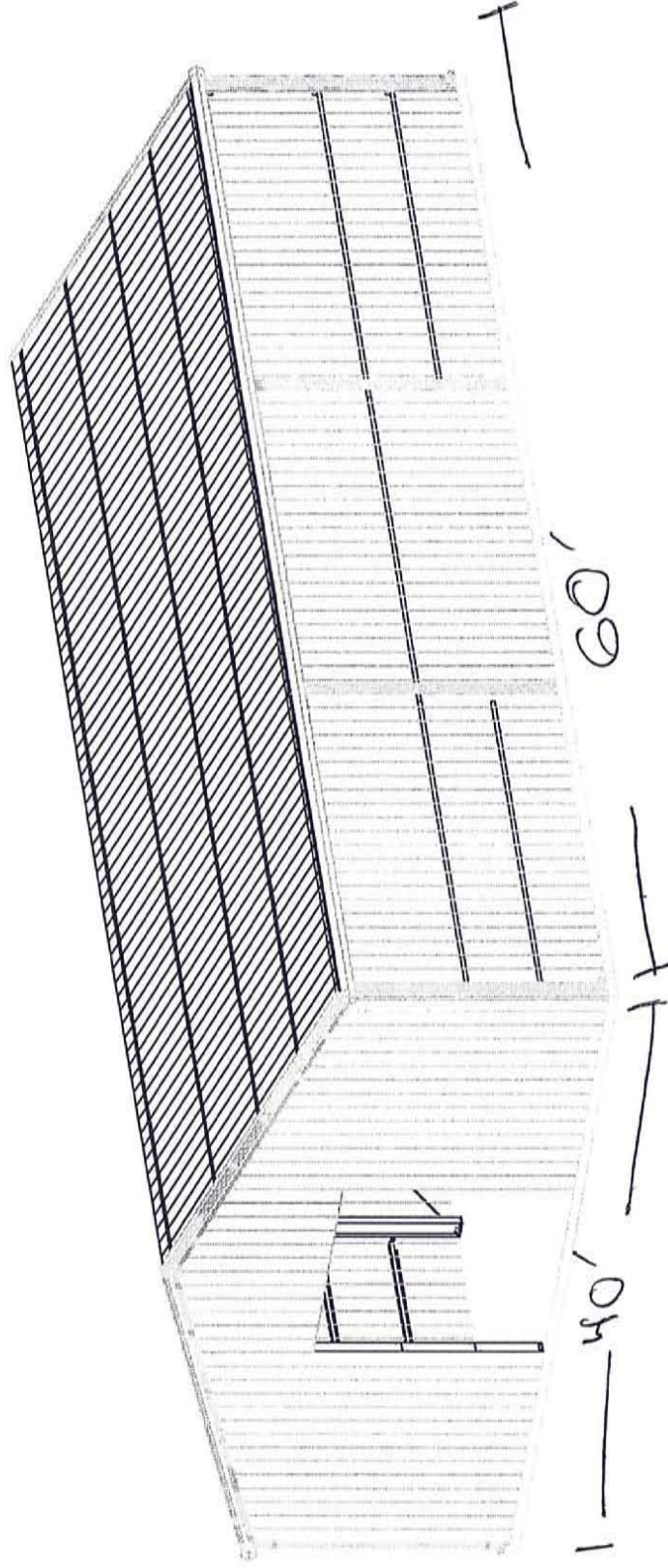
Gauge: 26

☒ PBR ☐ Concealed Fastener ☐ None
☐ Allied Architectural ☐ Thermal (insulated)

1. Eave Strut
2. Frame Rafter
3. Ridge Cap
4. Gable Trim
5. Corner Column
6. Endwall Girt
7. Endwall Rafter
8. Endwall Columns
9. Corner Trim
10. Sidewall Girt
11. Frame Column
12. Purlins
13. Gutter or Eave Trim
14. Framed Opening Jamb
15. Jamb Trim
16. Framed Opening Header
17. Door Head Trim
18. Roof Slope



NOT FOR CONSTRUCTION



3D FRONT LEFT - (A) Main

This drawing is not for construction. This drawing is intended to depict general building information and is solely for sales presentation purposes. For clarity of presentation, items depicted may be different from actual design and final drawings. In the event of conflict between this drawing and the purchase order, the purchase order shall prevail.

